Dr. Sarah Combs

8143 Brinegar Circle
Tampa, FL 33647
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High performing business executive securing over 100 million dollars in community investment and more than tripling the number of adults and children they reach through education, health, workforce and cultural arts programming, among others. With more than 20 years of experience, Dr. Comb's background spans nearly every facet of the organization, from real estate to program development. Top performer who inspires action and brings vision and collaborative execution to consistently exceed goals and objectives. Brings exceptional experience in real estate, business administration, fund and program development, communications, human resources and financial management. Subject matter expert in land banking, attainable housing, infrastructure improvements and advocacy - solves problems as an innovative thinker and collaborative leader.

Experience

University of South Florida Muma College of Business | Tampa, FL
Assistant Professor (Courtesy) (Dec 2022 – Present)

- USF DBA Alumni Network, Founding Board Member (2020-2024) – Chair (2023-2024)
- USF Nault Center for Entrepreneurship Board Member (2021-2024)
- USF AMP Conference Co-Chair (2024)

University Area Community Development Corporation, Incorporated | Tampa, FL
Executive Director & CEO (Jan 2015 – present)

- Management of **financial assets of over 12,000,000**, including audit and financial reporting, budgeting, facilities operations, accounts receivable, risk management and human resources. Experienced in contract negotiations, specializing in creating diversified portfolios to cover company's operational costs and growth.
- Develops board and governance strategy, oversees a 19-member board with 6 standing committees. Inspires and leads a team of 52 employees, who contract with over 30 businesses resulting in **$25 million in economic development.**
- Launched Harvest Hope Properties LLC in 2016, a real estate company focused on land banking, acquired 26 parcels of land for development and developed/co-developed: 61-unit apartment, 12 townhomes, 7-acre community park and 4-acre cultural campus, creating a **community investment of $30 million.**
- Experienced in working with legislators for over 15 years, resulting in a recent congressional earmark of $2,200,000 and **securing over $52 million** in the past 13 years.
- Successfully manage a real estate portfolio consisting of several limited liability companies, making up 105 apartment units and other assets. Professional developer with **experience in securing creative capital stacks** and gap funding to close deals.
- **Created three endowments, totaling over $1.5 million** through the Community Foundation of Tampa Bay.
- Leads strategic business development and program creation while creating a communication strategy to optimize visibility. **Enhance and maintain the organization's image internally and externally** through key speaking events, television interviews, social media platforms, radio interviews and newspaper articles.

Chief Operating Officer (Jan 2011 – 2015)

- Overhauled and aligned the service delivery model for the Facilities Sales department to streamline rental operations and foster an atmosphere of accountability **raising over $1 million of unrestricted funding.**
- Directly responsible for the activities and cost control of 6 facilities and over 40 acres of land. Identified $500,000 in facilities costs savings and **increased programming funds by 200%.**
- Developed Harvest Hope Park, Hope Center and organic Community Garden in multi-cultural community, launching a programed health center with food production/distribution - **lowering crime rates by 42%.**
- **Developed 50 community partnerships and alliances** to further company mission. Increased number and effectiveness of partnerships in the community allowing for decreased duplication of services for clients and a significant increase in visibility and credibility.
- Utilized management/business skills for the development and negotiation of contracts, cost controls, accounting procedures and **fiscal planning through critical analysis and problem resolution**. Created SOPs for the programs and linked their curriculum to evidence-based practices for fidelity.

Director of Programs (September 2010 - July 2011)

- Met all contractual funding and reporting requirements while managing two programmatic contracts totaling $8,000,000. Developed relationships with the Attorney General and Department of Juvenile Justice.
- Renewed three contracts to office space vendors totaling more than $350,000 in unrestricted revenue.
- Created and implemented a monitoring guide and tools for administrative, programmatic and training monitoring in accordance with the Department of Juvenile Justice for 9 Sites and 25 programming locations.
- Planned, executed and oversaw special events to include 9 Sites Showcase Events, Children's Week Youth Trip to Tallahassee, Youth Leadership Conference and Youth College Tour Trip.
- Implemented a workforce computer lab program geared toward helping community members with employment, financial services and general computer and technical skills.

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Experience continued

Best Buddies International | Tampa, FL
Area Director, Tampa (June 2006 - August 2010)

- Lead the organization in establishing and achieving statewide development and budgetary goals for the Tampa programs, specifically focusing on Department of Education funding of $1,500,000.
- Planned, executed and oversaw special events in the Tampa Bay area totaling $500,000 in revenue to increase awareness and unrestricted revenue for programs. Coordinated on-going solicitations of targeted individuals, corporations and foundations, met with and made presentations to government, corporations and foundations to maintain current funding streams and seek additional resources for programming.
- Recruited Advisory board chair to cultivate strong relationships with board members and recruit new members. Established working committees. Secured a 20-member Resource Development Committee to serve as ambassadors of the organization to increase program enrichment and financial support.
- Developed and implemented high quality measuring tools to evaluate programs in the educational setting and evaluate overall communication and accessibility.
- Created a strong presence for programs in the Tampa Bay area through high visibility events, public speaking, community involvement, public service announcements, press releases, and other media initiatives; developed strong relationships locally and statewide with supporters and sponsors such as Audi, Cox Radio, Starbucks, CVS and Clear Channel.
- Launched a young professionals networking group that raised over $100,000 to directly support programs Headed all business networking events for 5 offices in Florida; coordinated monthly meetings and secured state-wide partnerships for networking events and branding opportunities.
- Oversaw and facilitated 22 Middle School and High School chapters in Hillsborough County, providing training, leadership development and recruitment of volunteers.

Education

University of South Florida | Tampa, FL
- *Doctorate of Business Administration, USF Muma College of Business*

University of Northern Colorado | Greely, CO
- Bachelor of Arts in Sociology, Minor in Criminal Justice/Legal Studies

Harvard Business School | Boston, MA
- Strategic Perspectives in Nonprofit Management Program Certification

Publications / Research

Hope Photovoice Exhibition Research Project
Currently on display at the Florida Museum of Photographic until April 2024

Building of the Man Behind the Thought Leader - An Inquiry into the Life of John Couris
Muma Case Review · *Pending Publication, April 2024*

Resident Engagement in the Urban Core: Motivations, Models, and Methodologies
Muma Case Review · *Pending Publication, April 2024*

Harvesting Hope in the University Area Community: From Brownfields to Healthfields
Agency for Toxic Substances and Disease Registry (ATSDR) · *Pending Publication, March 2024*

"That's What We Call 'Aesthetics,' Not a Public Health Issue": The Social Construction of Tap Water Mistrust in an Underbounded Community. Society for Applied Anthropology / Human Organization, Vol. 82, No. 4, 2023

USF Community Cries for Rapid Employment Due to COVID-19 Devastating Job Loss
Muma Case Review · Published May 1, 2021

Diversity Improves Design: Sustainable Place-Making in a Suburban Tampa Bay Brownfield Neighborhood
Case Studies in Suburban Sustainability / University of Florida Press, Gainesville · Published Dec 1, 2020

Programs

Tampa Bay Chamber of Commerce | Tampa, FL
- Leadership Tampa, Graduating Class of 2012

Community Foundation of Tampa Bay | Tampa, FL
- Nonprofit CEO Leadership Program, Graduating Class of 2012

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Boards/ Committees/ Service

- USF DBA Alumni Network, Founding Board Member (2020-2024) – Chair (2023-2024)
- SouthState Advisory Board Member (2021-2024)
- GTE Federal Credit Union Scholarship Judge (2020-2024)
- Tampa Bay Business Journal Mentoring Monday Yearly Event (2019-2024)
- Tampa Bay Economic Dev Council - Opportunity Tampa Bay, Inc, Founding Board Member (2022-2024)
- CEO Connect Growth & Inclusion Committee (2023-2024)
- Tampa Bay Chamber of Commerce Board Member (2021-2024)
- USF Nault Center for Entrepreneurship Board Member (2021-2024)
- Athena Society Racial Equity and Justice Committee (2022-2024) – Chair (2022-2024)
- Athena Society Community Action Committee Member (2021-2024)
- Tampa Bay Chamber of Commerce Policy Committee (2019-2024)
- Soaring Cities, Executive Board Member (2020-2024)
- AdventHealth Tampa Community Health Needs Assessment Committee (2016 -2024)
- Hillsborough County Affordable Housing Advisory Board (2019-2022)
- Mort Elementary Community Model School, Board Cabinet Member (2016-2021)
- Safe & Sound Hillsborough County, Board Member (2016-2019)
- Tampa Innovation Place, Advisory Board Member (2015-2020) – Secretary (2016-2018)
- Tampa Bay Community Reinvestment Coalition, Founding Board Member (2017-2020)
- Hillsborough County Commission on the Status of Women, Affordable Housing Board (2018-2019)
- Florida Alliance of Community Development, Board Member (2015-2020) - Chair (2018-2020)

Honors/ Awards

- Tampa Bay Business & Wealth *Women Who Win* in Real Estate and Development Award, 2024
- Florida Trend - Florida 500™: Florida's most influential business leaders, 2023
- USF Status-of-Latinos (Sol) Award, 2023
- Wila Carson Environmental Award, 2023
- Housing Alliance Heart Award Nominee, 2023
- 10 Tampa Bay's Beautiful People, 2022
- Tampa Bay Business Journal's Businesswomen of the Year, 2022
- USF College of Public Health Florida Outstanding Women in Public Health Award, 2020
- BIMTECH - Dr. G.D. Sardana Young Scholar Award, 2020
- Tampa Bay Business Journal's 40 under 40 Award, 2019
- University Area Community "Hope" Award, 2018
- Tampa Bay Business Journal's Power 100 of Tampa Bay, 2018
- Channel 10's Community Game Changer, 2018
- Tampa Bay Times Top Businesspeople of 2016
- Tampa Bay Business Journals Executive Profile, 2016
- Professional Philanthropy Network's Women of the Year, 2013
- Tampa Bay Bucs Community Quarterback Award, 2010
- South Tampa Chamber of Commerce, Support Services Provider of the Year Award, 2009
- South Tampa Young Leaders Executive, Non-Profit Young Professional of the Year Award, 2009
- Tampa Bay Times Rising Star Award, 2009

Social Media/ Press

- LinkedIn Profile - www.linkedin.com/in/sarahkcombs
- Facebook Profile - https://www.facebook.com/sarah.combs3/
- Private YouTube Channel - https://www.youtube.com/channel/UCf_D8tUVgKDT6qh5ATFClhQ
- Press Archives - https://www.uacdc.org/pressarchive2024/